

**BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT MEETING
May 11th, 2017 7:30 p.m.**

Chairman Cronheim called the meeting to order at 7:36pm. Salute to the flag. The Chair called for a roll call. Present at the call of the roll were:

Fechtner (X) Hunsinger (X) Dallas (X) Brown (A) Kita (X) Panzarella (X) Bell (A) Lauerman (X)
Cronheim (X) Stires (X) McDonald (X)

APPLICATION

BA17R-2 Andrzej and Eva Bucko
445 Johnston Drive Block 6501 Lot 5
Solid Fence

Variance relief (28-502A.1.(a)) 6' solid fence not permitted in the zone.+
Any and all variances associated with this application as needed.

Andrzej and Eva Bucko, applicants were present. Mr. and Mrs. Bucko were previously sworn in. Mr. McDonald recapped that the applicants were last at the March meeting, and were to bring back a sketch of the proposed plantings in April. April's meeting was cancelled and so we are ready to see what Mr. Bucko proposed. Mr. McDonald said that the applicants were here for variance relief for a 6' solid fence not permitted in the zone, and also because the fence was in front of the house.

Mr. McDonald asked Mr. Bucko how much of the fence was up. Mr. Bucko said the fence was up on the left side of the house up to the tree, and the gate was not up yet. Mr. Bucko said the fence was about 130' from the road. Chairman Cronheim asked Mr. Bucko the reason for the solid fence on the left property line. Mr. Bucko explained that he wanted the solid fence for privacy from his neighbor. The rest of the fence would be deer fencing.

Mr. Dallas said if the bushes or trees were planted on the left hand side of the house at a height of at least 4 feet, and were dense enough, that would ease his mind about approving the application. Mr. Bucko said he would be willing to densely plant in front of the fence.

Chairman Cronheim said that they would continue this application until next month, to determine exactly what would be planted. He asked Mr. Bucko to bring a sketch of exactly what he proposed to plant. Mr. Dallas said white pines had been mentioned, but were not the best idea. Chairman Cronheim said another idea might be to do plantings down by the street, in an effort to block the view of the fence.

Mr. Hunsinger said that there were no hardships unique to this property. He said the right side of the house was less offensive than the left side. He suggested planting the trees on the retaining wall, and then move the panels back.

Chairman Cronheim said that the board is trying to help the applicant.

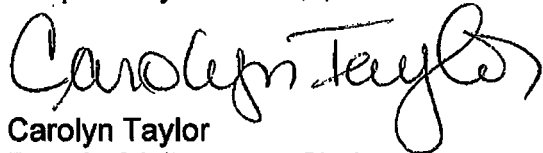
Mr. Dallas suggested polling the board, to try and give Mr. Bucko an idea of where the board stood currently before calling for a vote. Mr. Bucko agreed. The board was polled and there were 5 in favor and 2 opposed.

Chairman Cronheim asked if Mr. Bucko if he could bring a detailed sketch of exactly what he proposes to plant to the next meeting of June 8th. Mr. Bucko agreed.

Mr. Bennett brought up some complaints that were made about a tree house on Tuttle Road. He said that he had made the determination that this tree house met all the criteria for an accessory structure and asked the board for an interpretation on this. The board agreed that this tree house was an accessory structure.

Chairman Cronheim adjourned the meeting until the next regular meeting of June 8th, 2017.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Carolyn Taylor". The signature is written in dark ink and is positioned above the printed name and title.

Carolyn Taylor
Board of Adjustment Clerk